



Agenda Item Number: 2006-6-10B

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: June 27, 2006

Department: County Manager **Staff Contact:** John Dantis, Deputy County Manager
Kevin Kinzie, DWI Program Coordinator

TITLE: Lease Agreement between Bernalillo County and the New Mexico Department of Health for space in the MATS facility

ACTION: Motion to approve:

1. Lease agreement with the New Mexico Department of Health for approximately 16,200 square feet of multi-purpose space at the Metropolitan Assessment and Treatment Services (MATS) facility.
2. Financial Resolution **FR -2006** budgeting FY07 rental income from the New Mexico Department of Health lease agreement.

SUMMARY:

As part of a concerted effort to provide a full continuum of substance abuse detox and treatment services to public inebriates and individuals suffering from co-occurring disorders within Bernalillo County, staff has held numerous discussions with the Cabinet Secretary's office at the New Mexico Department of Health about the possibility of relocating the Turquoise Lodge program onto the MATS site. This effort would enhance the services available at the MATS location by bringing in a medically supervised treatment regimen for those individuals with a very high level of acuity. Combined with the existing social-model programs already at MATS, this co-location with Turquoise Lodge would enable the MATS site to serve an even greater range of substance abuse and/or co-occurring disorders than currently exists. The move would also bring about economies of scale relative to staffing and operating both programs that would be mutually beneficial to the State and Bernalillo County.

Along with the enhanced services that Turquoise Lodge brings comes rental income to allow Bernalillo County to further its own efforts at MATS including expanded services and debt service. The lease agreement calls for a base rent of \$115,200 the first year with a 4% annual increase over the life of the 5-year agreement for a total compensation of \$624,000.

ATTACHMENTS:

1. Lease Agreement
2. Financial Resolution **FR -2006**

FISCAL IMPACT

Bernalillo County will receive \$624,000 in rental income over the life of this Agreement. The revenue would benefit the MATS site and programs and further enhance the ability of the MATS facility to be self-sustaining.

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

Staff from both Bernalillo County and the State Department of Health have been working diligently over the past few months to structure this agreement. Placing the Turquoise Lodge program at MATS will provide an even greater program at MATS will provide an even greater range of services for the public. I recommend Board approval. TL 6/22/2006

DEPUTY COUNTY MANAGER FOR PUBLIC SAFETY

The addition of the Turquoise Lodge program to the MATS complex will significantly increase the level of detox and treatment services provided to the residents of Bernalillo County. This move, if approved by the Commission, also supports and strengthens the establishment of a “hub” for these services. Having this and the many other services housed within the MATS complex makes it one of the few if not the only one of it’s kind in the United States. It is envisioned that within the 36 months of DOH occupancy, they will have designed and constructed a new 20 to 30 bed acute care hospital on the MATS site. This will allow for full use of the existing facility for detox and 28 day recovery programs. I recommend approval of this item. Jdantis 6/5/06

LEGAL

Approved as to form. JSL 6/21/06

FINANCE

Budget	Approval of the Financial Resolution will increase budgeted revenues and expenditures relating to FY07 leases and reimbursements at the MATS facility. Nona Lane, Financial Services Administrator III 6/5/06
Purchasing	Purchasing comments are not required since this agenda is requesting an agreement between the County and New Mexico Department of Health and where there is no solicitation for goods or services. Joann Jim, Senior Buyer, 6/6/06
Contracts	A Contract Control Number will be issued for the Lease Agreement after approval by the Board of County Commissioners. Joann Jim, Senior Buyer 6/6/06